

Pekin Zoning Board of Appeals
111 S. Capital Street
City Council Chambers 2nd Floor
August 10, 2022
5:00 PM

Present: Bill Craig, Daryl Dagit, Chris Deverman, Donald Hild, David Huskisson, Kim Joesting, Mary Lanane, James Ruth, and Amy Wilson.

The regular meeting of the Pekin Board of Appeals was called to order and quorum was declared. Staff present: David Bess (CDBG Program Manager), Jeff Gaster (Legal Counsel), Alina Kramer (Administrative Assistant), and Nick Maquet (Chief Building Inspector). City Councilmember Nutter was in attendance.

The meeting was called to order at 5:01pm. Motion by Commissioner Wilson to approve the agenda, second by Commissioner Ruth. Motion carried 9-0.

Motion by Commissioner Lanane to approve minutes for the July 13, 2022, second by Commissioner Ruth. Motion carried 7-0 with Commissioner Deverman and Commissioner Hild abstaining.

Case SU 2022-03

A special use request submitted by Mitch O'Shaughnessy to utilize property located at 801 S. 2nd Street to display and sell used automobiles. Said property is zoned I-2 General Industrial District with a legal description of SEC 3 T24N R5W PT SW 1/4 & TRACT ADJ LOT 12 NE 1/4 .36 AC, with the following PIN: 04-10-03-212-002, in Tazewell County, Illinois.

Case SU 2022-03 was called for hearing but was immediately tabled without further discussion due to the applicant failing to submit updated site plans as requested by the board during the previous meeting.

Case V 2022-06

A variance request submitted by Shane Hawkins for properties located at 706 and 708 S. 7th Street to combine parcels and utilize the structure currently known as 706 S. 7th Street as an attached accessory structure to the principal residence for use as a private garage. Said properties are zoned R-4 One Family Residential and with a legal description of SEC 02 T24N R5W KINGS ADDN S37' OF N 194' W OF LOT 2 NW 1/4, with the following PINs: 04-10-02-123-009 and 04-10-02-123-010, in Tazewell County, Illinois.

Public hearing began at 5:04pm.

Shane Hawkins, property owner of the two properties to be combined, explained the plans to combine 706 S. 7th St. and 708 S. 7th Street into a single parcel. Hawkins stated the original plan was to tear down the house at 706 S. 7th Street however that has since changed and they would like to combine the two structures, making the property at 706 S. 7th a double stall garage attached to their primary residence. Commissioner Ruth asked if the house was on a slab or a basement, Hawkins indicated there is a small basement but they plan to fill it in. Mr. Hawkins opined that he is a concrete contractor by trade.

Barbara Harlan, resident at 723 S. 7th Street asked if combining the two properties would affect the addresses of the surrounding properties. David Bess indicated that combining the two properties would not

change any addresses or impact property lines of the adjoining properties.

Tim Leitner, resident at 3 Vetter Court said that he originally had concerns that the property would become a lot for storage but after seeing the plans and gaining additional clarification during the meeting, he has no concerns and believes it would be a great asset to the neighborhood.

Public Hearing closed at 5:14pm.

Commissioner Wilson opened the discussion stating that she has no concerns with combining the two properties but she does have concern with the amount of concrete to be poured in front of the new garage. Wilson suggested that the concrete be poured in front of the new garage (existing home at 106 S. 7th) and removed from the current drive at 708 S. 7th St. Commissioner Deverman also suggested moving the curb cut. Commissioner Dagit asked the property owner if he has any issues moving the curb cut and he indicated he did not if deemed necessary. Commissioner Wilson questioned if there were any utilities that ran in front of the driveways and it was indicated that there is likely not.

Commissioner Deverman made a motion to approve coming the two properties, second by Ruth. Motion approved 9-0. Commissioner Wilson made a motion, seconded by Commissioner Deverman, to approve with the condition of limiting the driveway to a 24' curb cut and the total concrete pad to a width of no more than 32'. Motion carried 9-0.

CASE RZ 2022-04

A rezoning request submitted by Richard Curto for property located at lot 215 on Velde Drive to amend zoning to R-2 One Family Residential. Said property is currently zoned "Water or Rail-Roads" with a legal description of SEC 25 T25N R5W MARIGOLD EST PHASE 12 LOT 215 NW ¼, with the following PIN: 04-04-25-104-056, in Tazewell County, Illinois.

Public hearing opened at 5:41pm.

Richard Curto opened the discussion indicating that he is the owner of the lot and would like to have it rezoned so he can build his home. No additional discussion was held.

Public hearing closed at 5:42pm.

Commissioner Deverman made a motion with second by Commissioner Dagit. Commissioner Dagit suggested that if there was a fee for this process (to the owner) that it be removed as there is no such zoning. All members of the committee agreed. Motion was approved 9-0.

Case SPR 2022-01

A site plan review request submitted by Jeff Hornecker to utilize property located at the southern corner of Velde Drive and N. Parkway Drive for multiple two-unit multifamily dwellings. Said property is zoned RM-1 Multiple Family Residential with a legal description of SEC 25 T25N R5W PT E 1/2 SE 1/4 OF NW ¼, with the following PIN: 04-04-25-100-013, in Tazewell County, Illinois.

Public hearing opened at 5:45pm.

Phylliss Ripley states her backyard backs up to the proposed site and had concerns as to whether the new buildings would be Section 8 housing or properties for low-income residents. Mrs. Hornecker responded that the new properties are now Section 8 or low-income housing as they do not build Section 8 housing projects.

Dave Whitehurst asked if there was a minimal square footage required and discussed eligibility of the property for TIF incentives. Jeff Hornecker stated that the square footage was approximately 1,100 square feet. Councilmember Nutter briefly discussed the TIF program in response to Mr. Whitehurst's questions on the topic.

Public hearing closed at 5:51pm.

Motion was made for discussion. Amy Wilson voiced concerns with the curb cut locations but noted that so long as appropriate City staff has reviewed it then it should be acceptable. Commissioner Dagit asked if the Fire Chief had approved the cul-de-sac to be sure that emergency vehicles could have sufficient access to the subdivision. Mr. Hornecker replied that the Fire Chief had approved the plans as proposed. Motion approved 9-0.

Case RZ 2022-05

A rezoning request by the City of Pekin for property located on 14th Street to amend zoning to OS-1 Office Service District. Said property is currently zoned R-4 One Family Residential with a legal description of Lots 1 through 5 of Firehouse Subdivision Final Plat, situated in the City of Pekin. This request includes the following PINs: 04-04-35-223-046, 04-04-35-223-047, 04-04-35-223-048, 04-04-35-223-049, and 04-04-35-223-050, in Tazewell County, Illinois.

Public Hearing opened at 5:58pm.

Trent Ball, a property owner adjacent to the proposed re-zoning, voiced concerns with the lot lines indicated on the property assessor map as one of the lines crosses through his driveway. Property owner Dave Milam stated that Trent's driveway is okay and he will not be taking any of the lot. Mr. Bess explained that the action would not change the existing lot lines and that the GIS mapped lines are only approximate locations. Mr. Milam explained that he intends to find a low traffic business to utilize the property being rezoned and that he has no intentions of impacting Mr. Ball's driveway.

Public hearing closed at 6:03.

Motion by Commissioner Ruth to approve with second by Commissioner Wilson. Motion carried 9-0.

Informal Discussion

Commissioner Ruth voiced concerns with the sign at the storage units at 11th and Broadway St. Ruth. Mr. Bess indicated that he will check into the new signage as they were not permitted for a new sign pole, only replacement of the cabinet for the sign on the southwest corner of the property. Commissioner Ruth also stated the CEFCU ATM is no longer accessible through the parking lot. Commissioner Huskisson discussed how the City might hold business owners accountable when they do not follow the site plans

approved by the board. Discussion was also held regarding the City's fees for various applications and permits including those reviewed by the board. Mr. Bess indicated that he had compiled a list of the fines and fees provided for in the City's Code and that list had been forwarded to the City Council for review. Mr. Bess also noted that there are currently several departments working on updating their fee structure for consideration by the Council.

Motion to adjourn by Commissioner Craig, second by Commissioner Ruth. Meeting was adjourned.

